POSITION PAPER
LONG TERM SPACE FOR NIAAA

SUBJECT:

Long-term space occupancy plan for the NIAAA (36,000 sq. ft.) currently located in GSA leased facilities at the Park and Flow Buildings, Rockville, Maryland.

BACKGROUND:

The NIAAA currently occupies all of the 18,700 occupiable sq. ft. (OSF) of laboratory space in the Flow Building and 17,300 OSF of laboratory and office space on the first and the fourth floors in the Park Building. Both buildings are owned by the same lessor who is responsible for renovations and day to day operations and maintenance.

On November 30, 1992, GSA signed a superseding lease for the Flow Building for a term of 10 years. The building was to be renovated to bring the building systems up to current NIH standards. However, renovations were poorly managed by GSA which resulted in the NIH standards not being met. In addition, renovations were completed four months behind schedule and another five months have passed with GSA unsuccessfully correcting the problems, which include HVAC system and other critical operational failures. Specifically, the HVAC system has not delivered minimal temperature requirements on severely cold days or maintained constant temperatures within various locations. Unacceptable temperatures have ranged from 29 to 50 degrees F. causing untenable conditions for researchers and the loss of research animals. In addition, there has been unbalanced air distribution, high negative air pressures, cracking animal room walls, carbon dioxide and sewer gas infiltration, and occasionally moderate vibrations from the roof top air-handling unit. Despite the lessor's best efforts to correct these problems, there has been only moderate improvement in the HVAC system. Other problems remain. Due to the lack of responsiveness by the lessor or GSA to effectively address and correct these problems, the Division of Space and Facility Management (DSFM) has acted to terminate the Flow Building's rent payments to GSA and has employed the services of a Division of Engineering Services' (DES) contractor to immediately identify the source of the problems and their solutions. The DES consultant has determined that long term occupancy of the Flow Building can satisfy NIAAA facilities requirements provided NIH corrects all of outstanding problems at an estimated cost of $200,000. In addition, a preventive maintenance service contract for government-owned building equipment and systems must be established. The estimated monthly cost for this contract is $2,500.

On August 3, 1995, after receipt of a Program of Requirements from NIH, the GSA entered into a succeeding lease for the fourth floor of the Park Building for a term of 10 years. This floor was to be renovated to bring the building systems up to current NIH

standards. After signing the lease, the lessor's architect and engineer proceeded with the program verification with NIH and the development of design intent drawings. Before the start of renovations, the occupants would be required to temporarily vacate the space.

On December 1, 1995, because of the many problems that were occurring with the Flow Building and the concern that these problems would be repeated with the Park Building, the DSFM requested that GSA place this project on hold. This time would allow NIH to examine the best approach to prevent a repeat of the problems as experienced at the Flow Building.

OBJECTIVE:

To provide quality contiguous laboratory space to ensure that NIAAA's research mission can be accomplished.

PROPOSAL:

NIAAA vacates the Park and Flow Buildings and move to a new consolidated NIH-direct lease facility for a total of approximately 36,000 OSF for a minimum term of 10 years. The delineated area will be in the Life Science Center, Rockville, Maryland vicinity in close proximity to 5 Research Court and 9610 Medical Center Drive. The entire process will require between 36 to 42 months (see attached). The Park and Flow Buildings will be turned back to GSA.

Under this proposal:

- The NIAAA will have to pay a higher rent rate based on an increase from the current GSA rent charges of $29.00 per sq. ft. to up to approximately $44.00 per sq. ft. annually for the direct lease. This increase in cost will cover the amortization of new equipment that will be necessary to duplicate what already has been paid for as part of the recent Flow Building's renovations.

- The occupants will remain in the Park and Flow Buildings during the process to acquire new space thereby negating the requirement for a double move and associated costs and program disruptions.

- The NIAAA will pay move cost of approximately $100,000 and telecommunication cost of approximately $160,000.

- The NIAAA will perform minor alterations to enable the Park Building to meet its requirement until the program relocates.

- The NIAAA will have to fund the preparation of a Lease Space Program of Requirements at an approximate cost of $80,000.

- The DSFM will have to obtain delegation of authority from GSA to acquire laboratory space to satisfy this long-term space requirement. This process will take 120 calendar days to complete.

CONCLUSION:

By relocating from the Flow and Park Buildings, 'the NIAAA will realize a consolidated, state-of-the-art facility that will effectively support its research programs.

The current action to correct deficiencies in the alterations at the Flow Building will be completed by July 1 and will provide NIAAA with acceptable space to accommodate its needs until new space is ready for occupancy.

The Park Building cannot be altered to meet NIAAA's current facilities requirements because:

a. It would be necessary for NIAAA to vacate and move to swing space and no swing space is available.

b. The NIAAA does not have the funding to acquire space and alter it to minimum NIH standards.

c. NIAAA's programmatic needs will not permit further separation of the research activities from those in the Flow Building.

.The NIAAA feels this is an acceptable course of action and as such, DSFM is prepared to proceed with the acquisition of the new space within a 36-42 month time frame.

Prepared By:
Division of Space and
Facility Management
Space Planning Branch
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Attachment